

*Two Hanover Companies were recently recognized with the Greater Richmond Association of Commercial Real Estate (GRACRE) Project of the Year Award. The following is a reprint of an article originally published by Richmond.com that covers the event and the award-winning projects. Congratulations to Owens & Minor and Creative Office Environments, and we are grateful for their support and investment in Hanover County.*

## **Making the GRACRE Grade**

**Five new local commercial real estate projects win top awards from a local real estate organization.**

Writer: Kent Jennings Brockwell Reprinted with permission from Richmond.com Friday, March 23, 2007



**Owens & Minor's** new 160,000 square-foot corporate headquarters in Hanover County was recently ranked the best overall commercial real estate project of the past year by the **Greater Richmond Association for Commercial Real Estate (GRACRE)**.

The Owens & Minor project was one of five local real estate projects awarded at GRACRE's sixth annual Project of the Year ceremony held at [Lewis Ginter Botanical Garden](#) March 20.

**Scott Durham**, GRACRE's current president and a senior vice president at CB Richard Ellis, said the Owens & Minor project surpassed for a number of reasons.

"It was a substantially large project and it was a 160,000 square feet that Owens & Minor committed to and self-developed," Durham said. "They chose their own architect, they chose the land site themselves and they chose Hanover County, which was a huge move for a Fortune 500 company. Owens & Minor is also a huge close-to-home family company and we felt that those were a lot of reasons why it should have been project of the year."

GRACRE, an advocacy and networking group for local commercial property owners, developers and related professionals, broke with tradition this year by honoring five projects, one of which garnered the top honor, in the following categories: Adaptive Re-Use, Industrial, Office, Residential and Restaurant/Retail.

"These awards are important because they recognize all of the hard work that goes into these

projects," Durham said, "and there are a lot of great projects in Richmond that should be recognized."

A five-person panel of judges comprised of prominent business leaders selected this year's winners from a highly competitive field of nominees. To be considered for this year's GRACRE awards, nominated commercial projects were required to have been finished and opened with in the 2006 calendar year.

And this year's winners are:

### **Office and Overall Project of the Year:**

#### **Owens & Minor's Corporate Headquarters, Operations and Training Center**

9120 Lockwood Boulevard, Mechanicsville.

Developer: Owens & Minor

Architect: Baskervill



Owens & Minor, a Fortune 500 company, is a 525-employee medical equipment distributor. When the company decided they had outgrown their Innsbrook area office, they wanted a sophisticated space that would meet their current and future needs. The final goal was to create a new building complete with corporate offices, a world-class training center, fitness area, high-end restaurant-style food service area and a walking trail. The company is well known for treating its employees well and wanted to demonstrate that relationship through the new building.

Owens & Minor new corporate headquarters, a 160,000 square-foot Class A office building, is Hanover County's first Fortune 500 headquarters operation. The architecture was influenced by company chairman **Gilmore Minor**'s experience at Virginia Military Institute. The final design reveals spectacular multi-faceted building with large window that illuminate the work environment to create a welcoming facility that employees and guests can feel comfortable in, right down to the cozy seating and brilliant lighting. The building also serves as a national training center for Owens & Minor employees and creates an elegant entrance to Hanover County with its strategic location at I-295 and Route 301.

## **Adaptive Re-Use:**

### **The Edgeworth Building**

2100 E. Cary Street, Richmond.

Developer: Forest City, Washington

Architect: Baskervill



The Edgeworth Building is a historic preservation and adaptive reuse of a former industrial space as a commercial office space. Located in Tobacco Row, the historic building is part of Richmond's rich tobacco industry heritage and stands as a proud reminder of the city's industrial past. Built in 1923, this art deco building was originally designed by **Joseph Sirrine** for the Larus Brothers Tobacco Processing Company's Edgeworth Pipe Tobacco. WRVA-AM radio station also called the Edgeworth Building home for a period.

Redevelopment of the Edgeworth Building involved carefully restoring a prominent part of Richmond's architectural and industrial past by giving it new life, readapting it into a completely modern office building, rather than leaving it to languish as an underutilized relic or be lost to the wrecker's ball. With its ideal location overlooking the James River, this noble structure has now been re-adapted into an attractive commercial office space that offers unlimited possibilities for business in the 21st century. Edgeworth blends historic richness with state-of-the-art office facilities, sophisticated communication systems, secured entrances and a pedestrian friendly courtyard for its tenants to enjoy. In total the building provides 142,000 square feet of leaseable Class A commercial office space with 25 in-building parking spaces and an additional new two-level parking deck directly across from the building's entrance.

## **Industrial:**

### **Enterchange at Northlake, Creative Office Environments**

11798 Northlake Ridge Parkway; Ashland.

Developer: Devon USA LLC

Architect: Baskervill

Consulting Architect: CMSS



Creative Office Environments, a premier office planning, furnishing and workspace consulting firm, sought a new corporate headquarters that would go beyond the ordinary and serve as a true selling tool. This meant creating a new space that accurately reflected the vision of their business as well as their culture. With a focus on relationships with clients and the professional design community, the company set out with four major goals: bolster the corporate culture; create a space that supports Creative's unique and progressive image; increase customer awareness of products and services; and improve business functionality, tools and resources. With these goals established, Baskervill carefully began the design with every goal in mind.

The new corporate headquarters consists of an 81,000 square-foot shell building designed and constructed by Devon Group, USA. Creative Office Environments new corporate headquarters consists of a 55,000 square-foot warehouse, which includes a 4,000-9,000 square-foot shop and prep room, a 25,000 square-foot office showroom, general parking for 80 office personnel, truck shipping, receiving and overnight parking.

## **Residential:**

### **Sterling Row**

110 N. 19th St., Richmond.

Developer: Sterling-Bilder Developers LLC

Architect: Johannas Design Group



Sterling Row is a new private courtyard community located in historic Shockoe Bottom. Because the site is unique in several respects, the architect and the developers wanted to create a small, intimate upscale community. The challenge was starting from the site of a former candle factory, which was an old weed choked 14,000 square-foot vacant lot located between the historic Crump double wide townhouse and an old church and factory with only 110 feet of frontage on 19th Street.

Sterling Row came straight from the heart of the developers, a mother and son team who share a respect and love for family members who have gone before them. The result is a community of eight distinctive, three-story town homes with outstanding amenities and details only thought to be available in Richmond's West End. The large brick archway above the entrance opens to a private group of homes sharing a European-style cobblestone courtyard and other outdoor space engineered to encourage a neighborhood feel. The eight units, which range from 2,450 to 2,900 square feet of living space, have three models and floor plans, with skyline vistas, private balconies, patios and decks. Two of the largest units have 300 square-foot rooftop decks accessed by a spiral staircase. Unique to the project are private one and two car garages and additional off street parking. All of the exterior finishes and the metal roofs reflect the industrial character of the former neighborhood.

## **Restaurant/Retail:**

### **Popkin Tavern**

123 W. Broad St., Richmond.

Developer: Soble Family, dba 121 LLC

Architect: Cornerstone Architects



Popkin Tavern represents an adaptive reuse and historic renovation of a 32,000 square-foot wood and masonry furniture store built in 1909 in the President's Row district of downtown Richmond. The basement and first floor house a boutique bar and grill themed restaurant, with billiards. The remaining three stories are divided into luxury apartments. The building features original architectural details such as tin-pressed ceilings and large windows.

The Soble family bought the building in 1963 and had operated it as a furniture store until 2004. The upper floors were used for a furniture show and storage. The building sits on the northwest corner of Jefferson and Broad Streets, which yields three sides of windows for an ideal situation for adaptive re-use. The renovation is part of the continued effort in the Monroe area to revitalize downtown Richmond. The apartments are affordably priced for VCU students and young professionals and the restaurant has become a great new attraction to the area.